

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JAMES CLAYTON WEBBER, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

The E $\frac{1}{2}$  of Lot 22, Block 2, FIRST ADDITION TO ALTAMONT ACRES.  
CODE 41 MAP 3909-3CA TL 6200

SUBJECT TO: Conditions, restrictions as shown on the recorded plat of First Addition to Altamont Acres; Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District; Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District and as per Ordinance No. 29 recorded in Book M83 at page 8062, and per Ordinance No. 30, recorded in Book M86 at page 9346, and per Ordinance No. 31, recorded in Book M88 at page 207, and per Ordinance No. 32 recorded in Book M90 at page 9131, and per Ordinance No. 33, recorded in Book 91 at page 13347; levies and assessments of the Klamath County Drainage District; Reservations, restrictions, easements and rights of way of record and those apparent on the land, if any, all real property taxes, which vendee assumes and agrees to pay.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)  
To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.  
And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except those above stated,

and that grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$13,255.00.  
However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)  
In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.  
In Witness Whereof, the grantor has executed this instrument this 10th day of February, 1992; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

J.C.W.  
STATE OF OREGON )  
County of Klamath ) SS  
On this 11th day of February, 1992, personally appeared William L. Sisemore, who, being duly sworn, did say that he is attorney-in-fact for Christy E. McGee (formerly Christy E. Oakes) and that he executed the foregoing instrument by authority of and in behalf of said principal; and he acknowledged said instrument to be the act and deed of said principal.  
Before me:

Christy E. McGee (formerly Christy E. Oakes)  
By William L. Sisemore  
her attorney-in-fact  
Notary Public for Oregon  
My Commission Expires: 3-22-93

GRANTOR'S NAME AND ADDRESS  
GRANTEE'S NAME AND ADDRESS  
After recording return to:  
James Clayton Webber  
3843 Anderson  
Klamath Falls, OR 97601  
NAME, ADDRESS, ZIP  
Until a change is requested all tax statements shall be sent to the following address:  
James Clayton Webber  
3843 Anderson  
Klamath Falls, OR  
NAME, ADDRESS, ZIP

STATE OF OREGON, }  
County of Klamath } SS.  
I certify that the within instrument was received for record on the 18th day of Aug, 1994, at 10:36 o'clock A.M., and recorded in book/reel/volume No. M94 on page 25584 or as fee/title/instrument/microfilm/reception No. 86174. Record of Deeds of said county.  
Witness my hand and seal of County affixed.  
Evelyn Biehn, County Clerk  
NAME TITLE  
By Pauline Mulender Deputy  
Fee \$30.00